P&Z MEETING DATE: July 3, 2019

DATE: June 20, 2019

TO: Planning & Zoning Commission

FROM: Michael McCauley, Senior Planner


BACKGROUND:

The purpose of this replat is to remove and establish easements on an undeveloped lot.

No right-of-way is being dedicated by this plat.

FINANCIAL IMPLICATIONS:

There are no financial implications on current or future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL with a stipulation.

ATTACHMENTS:

- Result Sheet
- Technical Comments
- Location and Zoning Map
- Applicant’s Exhibit
RESULT SHEET

Date: 07/03/19
Case No./Name: RP2019-057 N. Hebron 121 Addition, Phase 3 Revised

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends approval with the following stipulation:

1. All applicable easements shall be shown on the plat prior to recording the plat.

B. P&Z ACTION from P&Z meeting: 07/03/19

Result: /Vote:
REPLAT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-124 for the (LR-2) Local Retail District

<table>
<thead>
<tr>
<th>SURROUNDING ZONING</th>
<th>SURROUNDING LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>PD-124 for the (LR-2) Local Retail District</td>
</tr>
<tr>
<td>SOUTH</td>
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<tr>
<td>EAST</td>
<td>PD-124 for the (LR-2) Local Retail District</td>
</tr>
<tr>
<td>WEST</td>
<td>PD-124 for the (LR-2) Local Retail District</td>
</tr>
</tbody>
</table>

REQUEST: Approval of a replat to remove and establish easements on an undeveloped lot

PROPOSED USE: Office

ACRES/LOTS: 1.123 acres / 1 lot

LOCATION: 4116 State Highway 121

HISTORY: The property was replatted in 2012.

COMPREHENSIVE PLAN: Commercial – High Intensity

TRANSPORTATION PLAN: SH-121 is designated as an Arterial Controlled Access Highway.

OWNER: Srini Chidurala

REPRESENTED BY: Patrick Filson, P.E./Kirkman Engineering
STAFF ANALYSIS

REQUEST

Approval of a replat to remove and establish easements on an undeveloped lot.

ELEMENTS TO CONSIDER

No right-of-way is being dedicated by this plat.

SUBDIVISION ORDINANCE

Article VII Replat, Section B of the Comprehensive Subdivision Ordinance sets forth certain technical content requirements for a replat. The general elements shown (north arrow, graphic and written scale, location map, legend, date of preparation and legibility) meet these requirements.

CONCLUSION

Staff believes the replat is in conformance with the Comprehensive Subdivision Ordinance.
SITE LOCATION AND ZONING MAP
P&Z MEETING DATE:   July 3, 2019

DATE:    June 21, 2019

TO:      Planning & Zoning Commission

FROM:    Molly J. Coryell, Planner

SUBJECT: Hold A Public Hearing To Consider And Take Final Action On A Replat Of The Country Place Section 2 Lot 21R Block 2, For An Approximately 0.25 Acre Tract Located At 2701 North Surrey Drive Combining Two Lots Into One. Case No. PL RP 2019-61 The Country Place Section 2 Revised. Case Coordinator: Molly J. Coryell.

BACKGROUND:
This is a replat for a lot located at 2701 North Surrey Drive, combining an unplatted property and an existing single-family lot into one lot of record.

FINANCIAL IMPLICATIONS:
There are no financial implications on current or future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:
Staff recommends APPROVAL with stipulations.

ATTACHMENTS:
    Result Sheet
    Technical Comments
    Location and Zoning Map
    Applicant’s Exhibit
RESULT SHEET

Date: 07/03/19  
Case No./Name: PL RP 2019-61 The Country Place Revised

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends APPROVAL.

B. P&Z ACTION from P&Z meeting: 07/03/19
Result: /Vote:
GENERAL PROJECT INFORMATION

SITE ZONING: (SF-10/18) Single-Family Detached Residential District

<table>
<thead>
<tr>
<th>SURROUNDING ZONING</th>
<th>SURROUNDING LAND USES</th>
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</thead>
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<tr>
<td>NORTH PD-019 for the (SF-PH) and</td>
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<td>(SF-TH) Single-Family Residential</td>
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<td>Residential District</td>
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<td>EAST (SF-10/18) Single-Family</td>
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<td>Detached</td>
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<tr>
<td>Residential District</td>
<td></td>
</tr>
<tr>
<td>WEST (SF-10/18) Single-Family Detached</td>
<td>Country Place Elementary</td>
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<tr>
<td>Residential District</td>
<td>School</td>
</tr>
</tbody>
</table>

REQUEST: Approval of a replat to combine a portion of unplatted property into an existing single-family detached lot

PROPOSED USE: Single-family detached

ACRES/LOTS: 0.25 acres/1 lot

LOCATION: 2701 North Surrey Drive

HISTORY: The property was originally platted in 1970.

COMPREHENSIVE PLAN: Single-Family Residential Detached

TRANSPORTATION PLAN: North Surrey Drive is a residential street.

OWNER: Allie & Jacob Robert

REPRESENTED BY: Bryan Connally
STAFF ANALYSIS

REQUEST

The applicant is requesting to combine a portion of unplatted property into an existing single-family detached lot

PLAT ELEMENTS

Easements:

A 5-foot street easement is being established by this plat in lieu of right-of-way (R.O.W.) dedication for Stonecreek Drive within an existing 10-foot Drainage Utility Easement. The street easement proposed aligns and matches with the same street easement width dedicated for the Country Place Elementary School plat, in 2010, to the west of the subject property. The street easement will account for any amount of missing Stonecreek R.O.W. as measured from the centerline for the purpose of maintaining the existing ROW.

ZONING ORDINANCE

The property is zoned (SF-10/18) Single-Family Detached Residential District and meets all requirements of the base zoning district. The applicant’s request to combine the two lots does not affect its zoning conformance.

SUBDIVISION ORDINANCE

Article VII Replat, Section B of the Comprehensive Subdivision Ordinance sets forth certain technical content requirements for a replat. The general elements shown (north arrow, graphic and written scale, location map, legend, date of preparation and legibility) meet these requirements.

CONCLUSION

Staff believes the replat is in conformance with the Comprehensive Subdivision and Zoning Ordinances.
SITE LOCATION AND ZONING MAP

PLRP201900061 The Country Place, Section 2 Revised Lot 21R Block 2

[Map showing site location and zoning details]
P&Z MEETING DATE:  July 3, 2019

DATE: June 24, 2019

TO: Planning & Zoning Commission

FROM: Michael McCauley, Senior Planner

SUBJECT: Hold A Public Hearing To Consider An Ordinance Amending The Zoning To Establish A Special Use Permit For A Communications Tower With Special Conditions On An Approximately 50-Acre Tract Zoned PD-52 For The Park District And Located At 1444 Keller Springs Road; Amending The Official Zoning Map Accordingly. Case No. SUP2019-043 T-Mobile Cell Tower. Case Coordinator: Michael McCauley

BACKGROUND:

Approval of a Special Use Permit (SUP) for a Communications Tower approximately 90-feet tall at the Josey Ranch Athletic Complex.

Communications Towers are allowed within all zoning districts upon approval of a SUP.

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not detrimental to surrounding property, and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.

At the June 6, 2019 Planning & Zoning Commission meeting, the Commission continued the case to the July 3, 2019 Planning & Zoning Commission meeting to allow the applicant additional time to resubmit plans and documents to staff for further review. The applicant has not resubmitted plans as of yet; staff is recommending continuing the case to August 1, 2019.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends keeping the public hearing open and CONTINUING the case to the August 1, 2019 Planning & Zoning Commission meeting to allow the applicant additional time to resubmit plans and documents to staff for further review.
ATTACHMENTS:

Results Sheet
Site Location and Zoning Map
RESULTS SHEET

Date: 07/03/19  
Case No./Name:  SUP2019-043 T-Mobile Cell Tower

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends keeping the public hearing open and CONTINUING the case to the August 1, 2019 Planning & Zoning Commission meeting.

B. P&Z ACTION from P&Z meeting: 06/06/19  
Result: CONTINUED TO JULY 3, 2019 /Vote: 9-0

C. P&Z ACTION from P&Z meeting: 07/03/19  
Result: /Vote:

D. P&Z ACTION from P&Z meeting: 08/01/19  
Result: /Vote:

E. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 09/10/19  
Result: /Vote:
SITE LOCATION AND ZONING MAP